

HOUSE No. 1320

The Commonwealth of Massachusetts

PRESENTED BY:

Carmine Lawrence Gentile and Ryan M. Hamilton

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act to promote housing cooperatives.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>	<i>1/20/2023</i>
<i>Ryan M. Hamilton</i>	<i>15th Essex</i>	<i>1/20/2023</i>
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>2/17/2023</i>
<i>Kathleen R. LaNatra</i>	<i>12th Plymouth</i>	<i>2/23/2023</i>
<i>David F. DeCoste</i>	<i>5th Plymouth</i>	<i>4/5/2023</i>
<i>Carol A. Doherty</i>	<i>3rd Bristol</i>	<i>5/4/2023</i>

HOUSE No. 1320

By Representatives Gentile of Sudbury and Hamilton of Methuen, a petition (accompanied by bill, House, No. 1320) of Carmine Lawrence Gentile, Ryan M. Hamilton and others for legislation to promote housing cooperatives. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act to promote housing cooperatives.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Chapter 40H of the General Laws is hereby amended by adding the
2 following section:-

3 Section 10.

4 There is hereby established a Massachusetts center for housing cooperatives within
5 CEDAC. The Massachusetts center for housing cooperatives shall provide education, conduct
6 outreach and promote efforts to create an overall environment in the commonwealth to: (i)
7 expand and enhance cooperative resident ownership; (ii) preserve the existing and increase the
8 number of cooperatively owned properties; (iii) publicize and promote the benefits of resident
9 cooperative housing to policy makers and the general public; (iv) encourage collaborative
10 outreach efforts regarding involvement and cooperative housing ownership; (v) research and
11 evaluate cooperative housing ownership in the commonwealth; (vi) showcase cooperative
12 housing initiatives in the commonwealth; (vii) facilitate and coordinate the sharing of existing

13 information and resources; and (viii) provide grants pursuant to this chapter. The Massachusetts
14 center for housing cooperatives within CEDAC shall focus its efforts to promote housing
15 cooperatives for low to moderate income people in the commonwealth.

16 (1) The director of the Massachusetts center for housing cooperatives shall have the
17 power to hire staff, appoint any specific committee or task force and contract with consultants,
18 agents or advisors deemed necessary to further the purposes of this section.

19 (2) The director may accept gifts or grants of money or property from any source to
20 further the work of the center; provided, however, that any money received shall be deposited
21 with the state treasurer to be kept in a separate fund in the treasury to be named the
22 Massachusetts Center for Housing Cooperatives Fund dedicated to the center and for expenditure
23 without appropriation by the director of the center in accordance with the conditions of such a
24 gift or grant. Amounts remaining in the fund at the end of a fiscal year shall not revert to the
25 General Fund and shall be available for expenditure in subsequent fiscal years.

26 (3) The director shall issue rules, regulations and procedures governing the
27 application for and delivery of services which are deemed necessary for the proper performance
28 of the duties of the center.

29 (4) Annually, the director shall file a report with the clerks of the house of
30 representatives and senate, including an inventory of housing cooperatives in the state and the
31 specific activities taken by the center to support and promote the transition of traditionally
32 structured properties to a cooperative resident ownership model.

33 (5) The director shall be a full-time employee of CEDAC and shall be appointed by
34 and report directly to the director of CEDAC.

35 SECTION 2. The commonwealth shall appropriate \$100,000,000 in fiscal year 2024 for a
36 reserve to promote housing cooperatives throughout the commonwealth for low to moderate
37 income people, including, but not limited to acquiring real estate to establish housing
38 cooperatives, preserving, rehabilitating and satisfying the capital needs of existing cooperatives
39 through programs administered by the department of housing and community development
40 directly or through 1 or more of the following: (i) Massachusetts Housing Finance Agency; (ii)
41 Massachusetts Housing Partnership; and (iii) Community Economic Development Assistance
42 Corporation; provided further, that within 180 days of the effective date of this Act, the
43 department shall submit a report to the house and senate committees on ways and means and the
44 joint committee on economic development and emerging technologies on recommendations for
45 creating and preserving housing cooperatives throughout the commonwealth.